Karen Johnson Davidson County
Batch # 1130140 DEEDWARR
05/02/2024 01:22:14 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20240502-0032301

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
This transfer is exempt from taxation as a transfer by a trustee to effectuate a testamentary devise under T.C.A. 67-4-409(a)(1)(C)(vii).

Affiant

Sworn to and subscribed before me this 1st day of May, 2024.

Notary Public
My Commission Expires:

MARY WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

TRUSTEE QUITCLAIM DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Molly Sehring			
107 Elberta Street	107 Elberta Street	New Owner	119-05-0-241.00
Nashville, TN 37210	Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **MOLLY M. SEHRING AND KELLY A. MARTIN-VEGUE, Co-Trustees of the CHERYL A. SEHRING REVOCABLE TRUST U/A/D July 16, 1998 as amended and restated** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **MOLLY M. SEHRING** (Grantee) her heirs, successors and assigns, all of Grantor's right, title and interest in the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134, on the Plan of Subdivision of Lots, No's 3 and 4 and parts of 5 and 6, Cumberland Nurseries of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot Number 134 fronts 50.0 feet on the Southerly side of Elberta Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Cheryl Sehring, unmarried, by Warranty Deed dated February 11, 2022 from Jason Broyles of record in instrument number 20220224-00213324, Register's Office for Davidson County, Tennessee. The said Cheryl Sehring died June 2, 2023 leaving a will being probated in the Davidson County Circuit Court, Docket Number 23P-1688. Said will having been recorded with the Davidson County Register of Deeds in Instrument Number 20240412-0026098.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever.

WITNESS my hand this the 7th day of February, 2024.

THE CHERYL A. SEHRING REVOCABLE TRUST

Molly M. Sehring, TRUSTEE
By: MOLLY M. SEHRING, TRUSTEE

By: KELLY A. MARTIN-VEGUE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Molly M. Sehring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Cheryl A. Sehring Revocable Trust, the sole heir of the Estate of Cheryl A. Sehring and the within named bargainor, and that she as such Co-Trustee and with full authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of Feb, 2024.

NOTARY PUBLIC
My Commission Expires: 5/3/27

Terra Benjamin
Commission Expires
May 3, 2027

TERRA BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this the 11th day of February, 2024.

THE CHERYL A. SEHRING REVOCABLE TRUST

By: MOLLY M. SEHRING, TRUSTEE

Kelly A. Martin-Vegue

By: KELLY A. MARTIN-VEGUE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Molly M. Sehring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Cheryl A. Sehring Revocable Trust, the sole heir of the Estate of Cheryl A. Sehring and the within named bargainor, and that she as such Co-Trustee and with full authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the _____ day of _____, 2024.

JOANNE FAWN CHA
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. NO. 22011716
MY COMM. EXP. 04-10-26

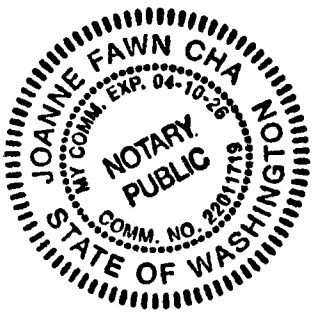
Joanne Fawn Cha

NOTARY PUBLIC
My Commission Expires: 4/10/26

STATE OF Washington)
COUNTY OF King)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Kelly A. Martin-Vegue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Cheryl A. Sehring Revocable Trust, the sole heir of the Estate of Cheryl A. Sehring and the within named bargainor, and that she as such Co-Trustee and with full authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Seattle, Washington, this the 11 day of February 2024.



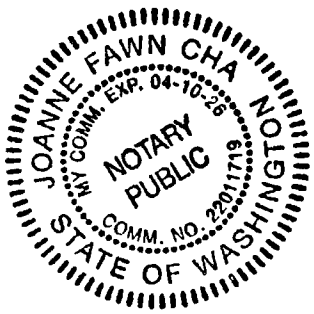
Joanne Fawn Cha
NOTARY PUBLIC
My Commission Expires: 4/10/26

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
RCW 42.45.140

State of Washington
County of King } ss.

This record was acknowledged before me on February 11, 2024
Date

by Kelly A. Martin-Vegue.
Name(s) of Individual(s)



Joanne Fawn Cha
Signature of Notarizing Officer

NOTARY PUBLIC
Title (Such as "Notary Public")

Place Notary Seal and/or Stamp Above

My commission expires: 4/10/26

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 2/11/24 Number of Pages: 1

Signer(s) Other Than Named Above: _____

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